

# Technical Review Committee Meeting

## Minutes of July 20, 2009

### Attendance:

Members Present
Wayne Hamilton
David Foster
Ken Putnam
Mike Brookshire
Susan Roderick
Mark Matheny
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Kim Hamel
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 1:30 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 6/1/09 meeting as written.

Agenda Item	
Review of the Conditional Zoning request for the project identified as <u>Irene Wortham Adult Daycare Center</u> located at 16 and 18 Azalea Street. The request seeks the rezoning from RS-8 (Residential Single Family High Density) district to RM-16 CZ (Residential Multi-Family High Density Conditional Zoning) district to allow for the construction of a new 7,169 square foot adult daycare center to replace the existing structure at 18 Azalea Street. The owner is Irene Wortham Center, Inc. and the contact is Steven Bowers. The properties are identified in the Buncombe County tax records as PINs 9647.93-7871 and 6851. Project # 09-3051	
<b>Staff Comments</b>	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	Steve Bowers was available for questions and commented on the following topics: ? There is no construction work occurring on the parcel identified as 9647.93-6851 and therefore it should not be subject to the requirements for street trees, curb and gutter, sidewalks or property line buffer ? Objected to the Water allocation requirement for installation of a new 8" water line as cost prohibitive
Public Comment	
Speaker Name	Issue(s)
Glenda Weinert	? Asked if the city would consider sharing the cost of the water line with the applicant because they are a non-profit organization
Committee Comments/Discussion	
Ms. Hamel pointed out that it was determined at the pre-application conference that the application should include both parcels because of existing conditions that would prevent the parcel identified as 9647.93-7871 ability to comply with requirements such as setbacks and property line buffers. Ms. Tuch stated that although street trees and sidewalks are not technical requirements, this is a Conditional Zoning application and staff is recommending these items to assure that the project is harmonious with the surrounding neighborhood. She also stated that she would investigate the possibility of cost sharing for the water line. Mr. Brookshire explained that the existing water line would not support the proposed volume necessary to ensure fire safety and meet domestic water demands; and that the city's policy is to require the developer to upgrade water lines if needed to serve their use. Mr. Putnam explained that the curb and gutter may not be necessary, but that the plans did not show how the sidewalk will tie into Azalea Street. He said a cross-section drawing should be provided with the revised plans.	
Committee Action	

The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the condition that the plans be revised to show the property line buffer around both parcels before moving on to the Planning and Zoning Commission.

### **Other Business**

Ms. Hamel explained to the committee that Habitat for Humanity is taking over the Eagle's Landing project. She said they would be going to City Council in August to request an extension of the approval granted to the previous developer. She stated that the grading plans would be subject to the previous ordinance, but that a new application, review and fees would be required.

Keith Levi, representing Habitat for Humanity, stated that they have selected 9-10 different floor plans from 700-1400 square feet that they feel would be appropriate for the lot sizes previously approved. Ms. Tuch asked if he had taken porches and decks into account. She said the setbacks were already reduced and pointed out that there may not be room for any further reductions, should they be requested. Mr. Levi responded that those items had been considered when selecting the floor plans. Ms. Tuch noted the importance of using a variety of house types and Mr. Levi said he would provide example photographs prior to the City Council meeting.

He then asked if the smaller sized cul-de-sac, the four foot utility strip and the 45' right-of-way that were previously approved would still be allowable. Mr. Putnam responded that the earlier approvals would still apply.

Mr. Johnson stated that a further sewer line extension would be required to serve the entire subdivision because the line approved for the original project was based on a two phase plan and the line for the first phase would only serve the lots surrounding the cul-de-sac.

The meeting was adjourned at 2:20 p.m.